



California Regional Water Quality Control Board

San Francisco Bay Region



Terry Tamminen
Secretary for
Environmental
Protection

1515 Clay Street, Suite 1400, Oakland, California 94612
(510) 622-2300 • Fax (510) 622-2460
<http://www.swrcb.ca.gov/rwqcb2>

Arnold Schwarzenegger
Governor

Certified Mail No.
70033110000265557427
F.J. Federighi Trust B
and Richard Sullivan, et. al.
c/o Mr. Douglas Federighi
1051 MacArthur Boulevard
San Leandro, CA 94577-3095

Date: **JUN 24 2004**
File No. 01S0446 (RDB)

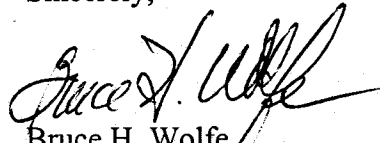
Subject: Transmittal of Rescission of Site Cleanup Requirements for the Property Located
at 14883 East 14th Street, San Leandro, Alameda County, Alameda County

Dear Mr. Federighi:

Enclosed is a copy of Order No. R2-2004-0048, Rescission of Site Cleanup Requirements for the
subject site, adopted by the Water Board at its June 16, 2004, meeting.

If you have any questions concerning this letter, please contact Roger Brewer of my staff at (510)
622-2374 (e-mail: rdb@rb2.swrcb.ca.gov).

Sincerely,


Bruce H. Wolfe
Executive Officer

Enclosure: Rescission of Site Cleanup Requirements
cc w/ enc: Mailing List

Mailing List

Mike Bakaldin
San Leandro Fire Department
Hazardous Materials Coordinator
Civic Center, 835 East 14th Street
San Leandro, CA 94577

Thomas & Linda Godbier
1189 Louise Street,
San Leandro, CA 94578

Majorie M. Duarte
1184 Louise Street,
San Leandro, CA 94578

Michael Xie
1180 Grace Street,
San Leandro, CA 94578

Gary Aguiar
Hageman-Aguiar, Inc.
11100 San Pablo Ave.,
Suite 200-A
El Cerrito, California 94530

Tom Donnelly
Heller Ehrman White & McAuliffe, LLP
333 Bush Street
San Francisco, CA 94104

**CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
SAN FRANCISCO BAY REGION**

ORDER NO. R2-2004-0048

RESCISSION OF SITE CLEANUP REQUIREMENTS (Order No. 99-095) FOR:

F.J.FEDERIGHI TRUST B, DOUGLAS T. FEDERIGHI, MICHAEL H. FEDERIGHI, EDEN DEVELOPMENT COMPANY, ESTATE OF JOHN B. BECKETT, THOMAS J. BECKETT, PAMELA BECKETT SCOTT, JOHN R. BECKETT, SHARON LOUISE BOWMAN (deceased and represented by BRUCE R. BOWMAN), RICHARD W. SULLIVAN, CAROLYN RIDING, BEVERLY J. RIDING, NANCY RIDING RICE, AND SUSAN KAHL

for the property located at

14883 E. 14TH STREET
SAN LEANDRO, ALAMEDA COUNTY

The California Regional Water Quality Control Board, San Francisco Bay Region (hereinafter Water Board), finds that:

1. **Water Board Order:** The Water Board adopted site cleanup requirements, Order No. 99-095, for this site on November 18, 1999.
2. **Summary of Investigation and Remediation Activities:** A dry cleaner operated at the site from the 1960s to 1996. The site is currently used for commercial purposes.

Environmental investigations carried out at the site in the early 1990s identified releases of tetrachloroethylene (PCE) and related compounds to soil and groundwater. Concentrations of up to 140 mg/kg PCE were identified in soils directly beneath the floor of the dry cleaner. Concentrations of up to 3,300 ug/L PCE were reported in groundwater samples initially collected at the site. Subsurface investigations indicate that the extent of impacted groundwater was limited to the shallow and intermediate water-bearing zones (10 to 20 feet below ground surface) and extended approximately 800 feet downgradient of the release area.

Site Cleanup Requirements presented in Order No. 99-095 required the F. J. Federighi Trust B and other named dischargers to remediate impacted soil and groundwater and implement institutional constraints to prevent or minimize human exposure to these impacts. A soil vapor extraction and groundwater sparging system was put into operation in 1997 and operated for a period of approximately two years. During this time, approximately 25 pounds of PCE was removed from the subsurface. By 1999, the removal had reached asymptotic levels and the system was shut down.

Remediation of impacted soil and groundwater was in general very successful. Quarterly and semiannual groundwater monitoring over the past five years has demonstrated a significant reduction in the concentration of PCE in groundwater immediately adjacent to the former release, to a low of 19 ug/L reported in the December 2003 sampling event. The offsite extent of the plume has been adequately defined. Residual concentrations of PCE in groundwater range from 19 ug/l to 70 ug/L in the majority of the plume. Concentrations of PCE in a single, offsite well have fluctuated between 83 ug/L and 150 ug/L in the past two years and appear to be steadily decreasing. The presence of trichlorethylene and cis 1,2-dichloroethylene in groundwater indicate that residual contamination is degrading over time by natural processes. Four backyard wells were identified in the downgradient area of the plume. One well was abandoned and removed in 2000. The remaining three wells are being used to monitor the plume. A recommendation for their closure will be made upon rescission of the Order.

3. **Basis for Rescission:** The following are the basis for rescission of Order No. 99-095:

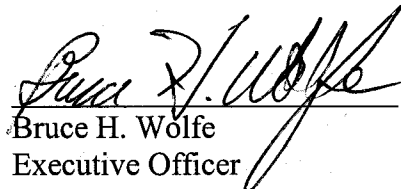
- The site has been fully characterized.
- Remedial actions at the site have reduced concentrations of contaminants in soil to acceptable levels and reduced concentrations of chemicals in groundwater to the extent practicable. Concentrations of PCE in groundwater have been reduced from a former maximum of 3,300 ug/L to an average of less than 50 ug/L across the majority of the plume.
- The remaining plume of impacted groundwater is limited in extent and does not appear to be migrating further downgradient above levels of potential concern.
- The presence of cis 1,2-dichloroethylene in groundwater indicates that residual contamination is degrading over time by natural processes. It is reasonable to assume that natural processes will reduce the concentrations of chemicals in groundwater to at or below drinking water standards before such time that the groundwater may be used for water supply purposes.
- No water supply wells are located in the immediate vicinity of the site. Shallow groundwater is not used as a current source of drinking water. The limited thickness and extent of the impacted water bearing zone precludes significant future use of shallow groundwater as a source of drinking water.
- A deed restriction (environmental restriction on property) for the site has been signed by the Executive Officer and has been recorded. The deed restriction limits use of the property to commercial/industrial purposes, requires implementation of appropriate health and safety plans in the event that subsurface activities are performed, and restricts the use of shallow groundwater. The deed restriction is sufficient to protect human health and the environment in the future.

4. **No Further Action Required:** Based upon the available information, including the current land use, and with the provision that the information provided to this agency was accurate and representative of site conditions, no further action related to the pollutant release at the subject site is required.
5. **CEQA:** This action rescinds an order to enforce the laws and regulations administered by the Water Board. As such, this action is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15321 of the Resources Agency Guidelines.
6. **Notification:** The Water Board has notified the dischargers and all interested agencies and persons of its intent under California Water Code Section 13304 to rescind site cleanup requirements for the discharge, and has provided them with an opportunity to submit their written comments.
7. **Public Hearing:** The Water Board, at a public meeting, heard and considered all comments pertaining to this discharge.

IT IS HEREBY ORDERED, pursuant to Section 13304 of the California Water Code, that Order No. 99-095 is rescinded.

IT IS FURTHER ORDERED, that the dischargers shall properly close all monitoring and extraction wells consistent with applicable local agency requirements, and shall document such closure in a technical report to be submitted to the Water Board within 30 days following the completion of closure activities.

I, Bruce H. Wolfe, do hereby certify that the foregoing is a full, true, and correct copy of an Order adopted by the California Regional Water Quality Control Board, San Francisco Bay Region, on June 16, 2004.


Bruce H. Wolfe
Executive Officer

FAILURE TO COMPLY WITH THE REQUIREMENTS OF THIS ORDER MAY SUBJECT YOU TO ENFORCEMENT ACTION, INCLUDING BUT NOT LIMITED TO: IMPOSITION OF ADMINISTRATIVE CIVIL LIABILITY UNDER WATER CODE SECTIONS 13268 OR 13350, OR REFERRAL TO THE ATTORNEY GENERAL FOR INJUNCTIVE RELIEF OR CIVIL OR CRIMINAL LIABILITY
